

013418

L-12

**KNIGHTS ABSTRACT INC.**416 E. Street Rd.  
Easton, PA 19033

01-381-A

**STATE TAX  
AFFIDAVIT  
FILED**After recording please  
return to:Mason Avrigian, Jr., Esquire  
Wisler, Pearlstine, Talone, Craig,  
Garrity & Potash, LLP  
484 Norristown Road, Suite 100  
Blue Bell, PA 19422-2326B  
2-10  
150  
PBM  
53.10  
53.10  
53.10**THIS DEED**

Made the 9th day of July, in the two thousand one (2001), between  
**TRANSIT AMERICA INC.**, a Pennsylvania corporation (the "Grantor"), whose address is  
 One Red Lion Road, Philadelphia, Pennsylvania 19115, and **WHITE PINE PARTNERS, LP**, a  
 Pennsylvania limited partnership (the "Grantee"), whose address is c/o Wisler, Pearlstine,  
 Talone, Craig, Garrity & Potash, LLP, 484 Norristown Road, Suite 100, Blue Bell PA 19422-  
 2316;

**WITNESSETH**, That in consideration of Ten Dollars (\$ 10.00 ), in hand paid,  
 the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey to the  
 Grantee, all the land (the "Land") located in Lower Moreland Township, Montgomery County,  
 Pennsylvania, described on Exhibit A attached hereto and incorporated herein by reference,  
 together with all improvements located on the Land and fixtures attached thereto, and all rights  
 and appurtenances pertaining to the Land, including all of Grantor's interest in streets, alleys,  
 easements and rights of way adjacent to or used in connection with, belonging or pertaining to  
 the Land (collectively the "Property").

**BEING THE SAME** Property which was conveyed to the Grantor by Indenture  
 dated October 30, 1999, and recorded in the Office for Recording of Deeds in and for the County  
 of Montgomery, in Deed Book 4962, Page 534, et seq.

**PURSUANT TO** the Solid Waste Management Act, 35 P.S. § 6018.405 and the  
 Hazardous Sites Cleanup Act, 35 P.S. § 6020.512, Grantor hereby acknowledges that certain  
 chemical constituents were detected in the groundwater underlying the Land and in the soils as  
 further described in the attached plans and map referenced below. To address these conditions,  
 Grantor conducted certain investigatory and remedial activities, submitted certain plans in  
 compliance with the Pennsylvania Land Recycling and Environmental Remediation Standards  
 Act, 35 P.S. § 6026.101 et seq. ("Act 2") and obtained approvals pursuant to Act 2 from the  
 Pennsylvania Department of Environmental Protection of Grantor's Final Reports demonstrating  
 attainment of site-specific and statewide health standards, subject to certain deed restrictions, as  
 set forth with particularity in the Deed Restricted Area Plan and Coordinates, dated July 2001  
 ("Plan"), attached hereto as Exhibit B, and the aforesaid approval letters dated 3/10/00; 3/16/00;  
 6/29/00 and 8/14/00, which are attached hereto as Exhibit C.

REALTY TRANS TAX PAID	
STATE	22,048.21
LOCAL	22,048.21
PER	GO

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
 41-00-07324-00-6 LOWER MORELAND  
 PINE RD  
 TRANSIT AMERICA INC  
 B 008 U 007 L 2313 DATE: 07/17/01

579926v2

-1-

085367PG1776

01 JUL 17 AM 11:33

The Act 2 documents are available at the offices of the Pennsylvania Department of Environmental Protection, Southeast Regional Office, Lee Park, 555 North Lane, Conshohocken, PA.

The following restrictions apply:

- (1) It is acknowledged that the groundwater is subject to the restriction that the groundwater under the Land shall not be used for potable (drinking water) or agricultural purposes.
- (2) It is acknowledged that penetration of the surfaces of the eight former subsurface disposal areas, areas where demolition debris was beneficially used, covered debris piles and subsurface debris areas, former floor slab areas and covered areas where subsurface soils contain PCBs greater than 44 ppm which are identified in the Plan shall be prohibited unless an appropriate Health and Safety Plan, prepared in accordance with applicable regulations including OSHA requirements under 29 CFR 1910 and 29 CFR 1926, is in place and implemented to protect workers entering such areas. Additionally, if disturbed, these areas shall be backfilled and restored to match existing conditions so as to maintain the appropriate restriction or equivalent protection.
- (3) It is acknowledged that along Red Lion Road in Philadelphia County where residential Statewide Health Standards for soils have been achieved, and ground water meets the Site-specific Standard for residential use, all structures for residential use must include as a permanent engineering control a vapor barrier as part of building construction to prevent potential VOC vapors from the subsurface from migrating into building structures in excess of Act 2 standards.

All areas subject to deed restrictions and additional detail are shown on the Plan. All known subsurface piping is delineated on the "Subsurface Piping Map (Prior to Golf Course Construction)" dated June 2001, attached hereto as Exhibit D. The restrictions herein shall run with the Land.

**UNDER AND SUBJECT** to all adverse conveyances, encroachments, exceptions, reservations, conditions, restrictions, easements, rights-of-way and encumbrances of record and/or which are apparent on the ground, provided, however, that nothing contained in this deed shall be deemed or construed as an acknowledgment of the validity of the aforementioned matters of public record or as an extension or renewal thereof if they, or any of them, have expired or become unenforceable by their own terms or by limitation, violation or for any other reason.

The Grantor covenants and agrees to warrant specially the Property conveyed to Grantee.

IN WITNESS WHEREOF, the Grantor, intending to be legally bound, has set Grantor's hand, the day and year first above written.

Signed and delivered  
in the presence of:

GRANTOR: TRANSIT AMERICA INC.

Nancy L. Hutchison  
NANCY L. HUTCHISON  
ASST. SECRETARY OF  
TRANSIT AMERICA INC.  
Grantee's Address:

BY [Signature]  
NAME: John. for Berke  
TITLE: Secretary

Wister, Pearlstone etal  
484 N. 1st St. Rd. Ste. 100  
Blue Bell, PA 19422-2316

On behalf of Grantee

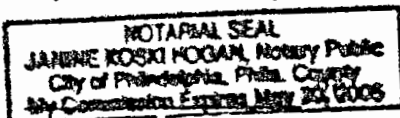
COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF Philadelphia:

On this, the 13 day of July, 2001, before me a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Jennifer Berke, who acknowledged himself/herself to be the Secretary of TRANSIT AMERICA INC., a Pennsylvania corporation, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such officer.

In Witness Whereof, I hereunto set my hand and official seal.

[Signature] (SEAL)  
Notary Public in and for the  
Commonwealth of Pennsylvania

My Commission Expires:



8013418	
L. MORELAND TWP	
STATE STAMP	22048.21
TOTAL	22048.21
CHECK	44096.42
CHECK	22048.21
ITEM 2	22048.21
07-17-01 TUE W1	
CASH-11 3057 12:56TH	

STATE OF MICHIGAN )  
COUNTY OF OAKLAND )

On this, the 9<sup>th</sup> day of July 2001, before me a Notary Public in and for the State of Michigan, the above signed officer, personally appeared, Nancy L. Hutcheson, who acknowledged herself to be the Assistant Secretary of TRANSIT AMERICA INC., a Pennsylvania corporation, and that she as such officer, being authorized to do so, executed the foregoing attestation.

In Witness Whereof, I hereunto set my hand and official seal.

Lorraine M. George (SEAL)  
Notary Public in and for the State of Michigan  
County of Oakland

My Commission Expires:

\_\_\_\_\_ 20\_\_

LORRAINE M. GEORGE  
Notary Public  
Macomb County, Michigan  
Acting in Oakland County  
Commission Expires 2-28-02

## EXHIBIT A

### Legal Description of Property

Montgomery County

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Lower Moreland, County of Montgomery, Commonwealth of Pennsylvania, described according to As Built Plan made for The Budd Company by Barton and Martin, Professional Engineers, dated December 20, 1977, to wit:

BEGINNING at a point of intersection of the title line in the beds of Pine Road (33 feet wide) and Red Lion Road (33 feet wide); thence extending from said beginning point North 30 degrees 30 minutes 40 seconds East along the said title line in the bed of Pine Road the distance of 1408.42 feet to a point; thence North 30 degrees 25 minutes 30 seconds East still along the said title line in the bed of Pine Road 1091.23 feet to a point; thence South 51 degrees 17 minutes East, partly crossing the bed of said Pine Road, 102.30 feet to a point on a stone; thence North 39 degrees 00 minutes 30 seconds East 148.50 feet to a point on a stone; thence North 51 degrees 17 minutes West partly recrossing the bed of said Pine Road 102.30 feet to a point on the said title line in the bed of Pine Road; thence North 39 degrees 00 minutes 30 seconds East along the said title line in the bed of Pine Road 231.50 feet to a point; thence partly crossing the bed of said Pine Road and partly passing thru a Railroad Easement which leads Southwestwardly and then Southeastwardly and crossing a railroad track, 449.07 feet to a point on a stone therein; thence South 51 degrees 23 minutes East passing thru the said railroad easement 66.42 feet to a point on a stone and the Southeasterly side of said railroad easement; thence Southwestwardly on the arc of a circle curving to the left along the said Southeasterly side of railroad easement, having a radius of 498.69 feet, the arc distance of 377.26 feet to a point on a stone and a point of tangent; thence South 30 degrees 33 minutes West along the said Southeasterly side of railroad easement 754.20 feet to a point on a stone and the Northeasterly side of said railroad easement; thence South 26 degrees 18 minutes East along the said Northeasterly side of railroad easement 1302.89 feet to a point on a stone and the Philadelphia and Montgomery County Lines; thence South 47 degrees 42 minutes 40 seconds West along the Philadelphia and Montgomery County line passing thru the said railroad easement and thru an abandoned airport runway and crossing a railroad track and partly crossing the bed of said Red Lion Road 1554.10 feet to a point on the said title line in the bed of Red Lion Road; thence North 51 degrees 05 minutes 20 seconds West along the said title line in the bed of Red Lion Road 930.77 feet to a point on the said title line in the bed of Pine Road, being the first mentioned point and place of beginning.

AREA being 57.70675 Acres.

BEING ASSESSMENT PARCEL NUMBER 41-00-07324-00-6

DB5367PG1700

Lee Park, Suite 0010  
555 North Lane  
Conshohocken, PA 19428  
March 10, 2000

Mr. Robert S. Hyams  
Site Manager  
Transit America, Inc.  
One Red Lion Road  
Philadelphia PA 19115

RECEIVED  
MAR 13 2000

Re: Act 2 - Approval of Report  
ID No. 1-51-0-27116  
Transit America, Inc.  
One Red Lion Road  
City of Philadelphia

Dear Mr. Hyams:

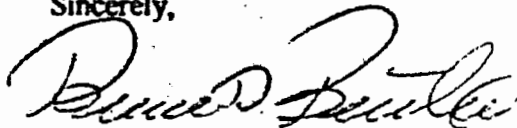
Please be advised that the Department has completed review of the "Ground Water Final Report for the Transit America Inc. Red Lion Road Facility" dated December 17, 1999. The report constitutes a Final Report which was submitted in accordance with the provisions of the Land Recycling and Environmental Remediation Standards Act (Act 2).

The site is a 214-acre parcel located in both Philadelphia and Montgomery Counties. Groundwater has been impacted by former manufacturing activities, however Transit America has attained an Act 2 Site-Specific Standard in accordance with the provisions of the approved Cleanup Plan. Attainment was demonstrated by making a pathway elimination demonstration. The liability protections for attainment of an Act 2 cleanup standard are set forth in Chapter 5 of Act 2.

The following constituents have met the Act 2 site-specific standards for groundwater: polychlorinated biphenyls (Aroclors 1016, 1232, 1242 and 1248), benzene, bis(2-ethylhexyl)phthalate, carbon tetrachloride, chlorobenzene, chloroform, chloromethane, 1,1-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethane, cis- and trans-1,2-dichloroethenes, 1,2-dichloropropane, 1,3-dichlorobenzene, 1,4-dichlorobenzene, dieldrin, ethylbenzene, methylene chloride, naphthalene, phenols, tetrachloroethene, toluene, trichlorobenzenes, 1,1,1-trichloroethane, trichloroethene, trichlorofluoromethane, vinyl chloride, m-, o- and p-xylenes, arsenic, beryllium, cadmium, chromium, copper, cyanide, lead, mercury, nickel, selenium, silver and zinc.

Thank you for your cooperation in working with the Department in the remediation of this site. If you need any additional information regarding this matter, please contact us.

Sincerely,



Bruce D. Beitler  
Program Manager  
Environmental Cleanup

cc: Mr. Da Lewis  
Ms. Pantelidou  
Mr. Reyda  
Ms. Tremont  
Mr. Hess  
Mr. Fidler  
Mr. Gerdemann  
Philadelphia Health Dept.  
Montgomery County Health Dept.  
Regional File  
SP

085367PG1783



555 North Lane  
Conshohocken, PA 19428  
March 16, 2000

Mr. Robert S. Hyams  
Site Manager  
Transit America, Inc.  
One Red Lion Road  
Philadelphia PA 19115

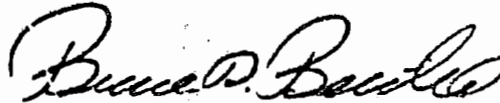
Re: Act 2 - Approval of Report  
ID No. 1-51-0-27116  
Transit America, Inc.  
One Red Lion Road  
City of Philadelphia

Dear Mr. Hyams:

This is a follow-up to our letter of March 10, 2000. An additional constituent, 1,2-dichlorobenzene has met the Act 2 site-specific standard for groundwater. This constituent was inadvertently left out of our previous letter, and we apologize for any inconvenience.

Thank you for your cooperation in working with the Department in the remediation of this site. If you need any additional information regarding this matter, please contact us.

Sincerely,



Bruce D. Beitler  
Program Manager  
Environmental Cleanup

cc: Mr. Day-Lewis  
Ms. Pantelidou  
Mr. Reyda  
Ms. Tremont  
Mr. Hess  
Mr. Fidler  
Mr. Gerdemann  
Philadelphia Health Dept.  
Montgomery County Health Dept.  
Regional File  
SP

RECEIVED  
MAR 17 2000

DB5367PG1784





Pennsylvania Department of Environmental Protection

Lee Park, Suite 6010  
555 North Lane  
Conshohocken, PA 19428  
August 14, 2000

Southeast Regional Office

610-832-5949  
Fax 610-832-6143

Mr. Robert S. Hyams  
Site Manager  
Transit America, Inc.  
One Red Lion Road  
Philadelphia, PA 19115

Re: ECP-Special Projects-Act 2  
Transit America  
ID No. 1-51-0-27116  
One Red Lion Road  
City of Philadelphia

Dear Mr. Hyams:

The Department of Environmental Protection (DEP) has completed the review of the report titled "Final Report for Soils for the Transit America Inc., Red Lion Road Facility," dated June 2000. The report was prepared by O'Brien & Gere Engineers, Inc. The report was submitted to DEP in accordance with the Land Recycling and Environmental Remediation Standards Act (Act 2). The June 2000 report constitutes a "Final Report" as defined in Chapter 3, Sections 303 and 304 of Act 2.

The Final Report documents the remedial measures undertaken on this former 214-acre industrial property. Remediation of the property was completed in accordance with the report titled, "Cleanup Plan for the Transit America, Inc., Red Lion Road Facility; Document 3," dated March 1998. The Cleanup Plan was approved by DEP on May 7, 1998.

Based upon the information submitted in the Final Report, DEP approves the report for soils which have been investigated, characterized and remediated. Volatile organic compounds (VOC's), semi-volatile organic compounds (SVOC's), polychlorinated biphenyls (PCB's), pesticides and inorganic compounds listed in Table I titled "Regulated Substances in Soil Meeting Act 2 Standards," dated June 9, 2000, meet the Residential, Non-Residential or Site Specific Standard as set forth in Figure 3 titled "Deed Restricted Areas for Soils; File No. 26216.001-14" also dated June 9, 2000 and incorporated in the June 2000 Final Report. Chapter 3, Section 303(g) and Section 304(m) requires a Deed Acknowledgement for areas of the property where attainment of the Non-Residential Statewide Health Standard and the Site-Specific Standard have been demonstrated. Chapter 5 Section 501 of the Act, provides liability protection to sites where attainment of cleanup standards are demonstrated.

AUG 15 2000

August 14, 2000

Thank you for your cooperation in working with DEP in the remediation of this site. This has been a very interesting and rewarding case. Together, Transit America and the Department have succeeded in transforming a site with a long industrial history into a site with a bright future. If you need additional information regarding this matter, please contact the Environmental Cleanup Program.

Sincerely,



Bruce D. Beitler  
Regional Manager  
Environmental Cleanup

cc: Mr. Day-Lewis  
Ms. Pantelidou  
Mr. Reyda  
Ms. Tremont  
Ms. Fries  
Mr. Hess  
Mr. Fidler  
Ms. Thompson  
Lower Moreland Township  
Philadelphia Health Department  
Philadelphia Department of Licenses and Inspections  
Montgomery County Health Department  
Mr. Nowlan - O'Brien and Gere  
Mr. Gold - Manko, Gold and Katcher  
Ms. Berke - The Budd Company  
Regional File  
Re 30 (GJE00)221-1

DB5367PG1786



Pennsylvania Department of Environmental Protection

Lee Park, Suite 6010  
555 North Lane  
Conshohocken, PA 19428  
September 8, 2000

Southeast Regional Office

610-832-5949  
Fax 610-832-6143

Mr. Robert S. Hyams  
Site Manager  
Transit America, Inc.  
One Red Lion Road  
Philadelphia, PA 19115

Re: Act 2 - Approval of Report  
ID No. 1-51-0-27116  
Transit America, Inc.  
City of Philadelphia

Dear Mr. Hyams:

Please be advised that the Final Report titled "Supplemental Groundwater Final Report for the Transit America, Inc. Red Lion Road Facility" has been approved by the Department of Environmental Protection, in accordance with the provisions of the Land Recycling and Environmental Remediation Standards Act (Act 2). The liability protections for attainment of the selected cleanup standard are set forth in Chapter 5 of Act 2.

The Supplemental Final Report, in conjunction with the previously approved Final Report dated December 17, 1999, demonstrates attainment of an Act 2 standard for groundwater at this site. The facility has attained a residential Site-Specific Standard for the compounds listed on page 49 of the December 17, 1999 "Ground Water Final Report for the Transit America, Inc. Red Lion Road Facility" for the portion of the site along Red Lion Road in Philadelphia County, as shown in Figure 2 of the Supplemental Final Report.

This approval in no way replaces the need to obtain local zoning and land use approvals for future proposed development.

Thank you for your cooperation in working with the Department in the remediation of this site. If you need any additional information regarding this matter, please contact us.

SL

Sincerely,



Bruce D. Beitler  
Regional Manager  
Environmental Cleanup

cc: Mr. Day-Lewis  
Mr. Reyda  
Ms. Pantelidou  
Ms. Tremont  
Ms. Fries  
Mr. Hess  
Mr. Fidler  
Ms. Thompson  
Lower Moreland Township  
Philadelphia Health Department  
Philadelphia Department of Licenses and Inspections  
Montgomery County Health Department  
Mr. Nowlan - O'Brien and Gere  
Mr. Gold - Manko, Gold and Katcher  
Ms. Berke - The Budd Company  
Regional File  
Re 30 (SLP)

085367PG1788

DEPARTMENT OF REVENUE  
BUREAU OF REVENUE, TAXES  
GRANT MONROE  
HARRISBURG, PA 17104-0001

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

When Due	7/13/01
File Number	
Page Number	
Date Received	17 JUL 01

Complete each section and file in duplicate with Recorder of Deeds where (1) the full value of the property is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the recorder is actually exempt from the tax and the deed is (1) family related transfer or (2) public utility equipment. If more than one person is required, attach additional sheets.

## A CORRESPONDENT - All inquiries may be directed to the following person:

Montgomery, McCracken, Walker & Rhoads LLP		Telephone Number	215 277-1100
Street Address	City	State	Zip Code
123 S. Broad Street	Philadelphia	PA	19106

## B TRANSFER DATA

Grantor/Transferor		Grantee/Transferee	
Transit America Inc.		White Pine Partners, L.P.	
c/o The Bank Company		c/o Wistar, Foundation, Colman, Crisp	
2400 Hanning Park Avenue		494 Northampton Row, Suite 100	
City	State	City	State
Philadelphia	PA	Blue Bell	PA
	19120		19061

## C PROPERTY LOCATION

Street Address		City, Township, Borough	
Pine Road		Lower Moreland Township	
County	School District	Tax Parcel Number	
Montgomery	Lower Moreland	41-00-07124-00-6	

## D VALUATION DATA

1 Actual Cash Consideration	2 Other Consideration	3 Total Consideration
10.00	-0-	10.00
4 County Assessed Value	5 Common Local Ratio Factor	6 Taxable Value
1,968,590.00	1.12	2,204,820.80

## E EXEMPTION DATA

7a Amount of Exemption Claimed	7b Percentage of Interest Conveyed
-0-	100%

## 2. Check Appropriate Box Below for Exemption Claimed

- ☐ VET or Immediate Survivor (Name of Beneficiary) \_\_\_\_\_ Date of Death \_\_\_\_\_
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent (Attach complete copy of agency/revocable party agreement.)
- ☐ Transfer to the Commonwealth, the United States and instrumentalities by gift, donation, contribution or in lieu of consideration. (If contribution or in lieu of consideration, attach copy of resolution.)
- ☐ Transfer from mortgagee to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_ Page Number \_\_\_\_\_
- ☐ Corrective or counterparty deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate reorganization, merger or division. (Attach copy of articles.)
- ☐ Other. Please explain exemption claimed, if other than listed above. \_\_\_\_\_

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Beneficiary _____	Date _____
	7/13/01